

## **ZONING AND ADJUSTMENT BOARD**

***January 4, 2010***

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, January 4, 2010, at 6:30 P.M. with the following members present: Larry Story- Chairman, Frank Topping-Vice-Chairman, Dossie Singleton, Nathan Yoder, Richard Cole, Bob Hunt, Jessica Garner, Frank Szczepanski, Brad Sheppard, Mike Rosa, and Woody Hill.

Members Ron Berry and Bailey Cassels were absent

Sandy Cassels - Recording Secretary, Brad Cornelius - Planning Manager, and Derrill McAteer - Zoning and Adjustment Board Attorney, were present.

Chairman Larry Story called the meeting to order.

Ms. Garner led the pledge of allegiance, and Mr. Hunt led the prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the December 7, 2009, meeting. Mr. Topping seconded the motion, and the motion carried.

Mr. Story explained as this is the first Zoning and Adjustment Board (ZAB) Hearing of the calendar year, the ZAB is required to hold an election for the Chairman and Vice-chairman. Mr. McAteer took the meeting over at that point to hold the election. Mr. Cole made a motion to re-elect Larry Story as Chairman and Frank Topping as Vice-Chair. Mr. Yoder seconded the motion, and the motion carried.

Mr. McAteer returned the meeting to Mr. Story.

### **R2009-0022**

**Jodie and Danny Young – Rezone 2 acres MOL from a non-compliant A5 to RR1C to complete a lineal transfer.**

Danny Young, owner, was present and requested a rezoning on 2 acres MOL from a non-compliant A5 to RR1C to complete a lineal transfer. There were nine notices sent. Of the nine notices sent, none were returned in favor or objection. There were no objections from the audience.

Mr. Cornelius explained this rezoning if for a lineal transfer and meets all the lineal transfer requirements. Mr. Cornelius also explained the applicant supplied a deed for the lineal transfer which created a flag lot. The applicant re-recorded a new deed and eliminated the flag lot.

Mr. Young stated the lineal transfer is from his wife's grandfather to his wife and himself.

Mr. Topping made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cole seconded the motion, and the motion carried.

### **Board Discussion**

Mr. Topping asked Mr. Rosa, new board member, to introduce himself to the Board. Mr. Rosa explained he was appointed to fill the vacancy in District 4, left by Ms. Thies resignation. Mr. Rosa explained he works in The Villages and has lived in Sumter County since 1989.

Mr. Topping when asked Ms. Garner about her leaving. Ms. Garner stated she is resigning her position on the Board because she will be moving to Lake County.

**SS2009-0006****Betty & T.P. Caruthers, Jr. – Small Scale Land Use Amendment on 10 acres MOL from Agricultural to Commercial.**

Reggie Caruthers, representative for the applicants, was present and requested a small scale land use amendment on 10 acres MOL from Agricultural to Commercial. There were nine notices sent. Of the nine notices sent, none were returned in favor or objection. There were no objections from the audience.

Mr. Cornelius explained this small scale amendment is a 10 acre piece of a 52 acre parcel. Mr. Cornelius explained the parcel is in the Wildwood Interlocal Service Boundary Area and in the area where Wildwood would like commercial property.

Mr. Topping asked Mr. Caruthers if there are plans for the property. Mr. Caruthers stated his parents plan to sell the property.

Mr. Topping made a motion to recommend approval of the small scale land use amendment to the Board of County Commissioners. Mr. Cole seconded the motion, and the motion carried.

**R2009-0026****Betty & T.P. Caruthers, Jr. – Rezone 10 acres MOL from A5 to CH (Heavy Commercial).**

Reggie Caruthers, representative for the applicants, was present and requested a zoning on 10 acres MOL from A5 to CH (Heavy Commercial). There were nine notices sent. Of the nine notices sent, none were returned in favor or objection. There were no objections from the audience.

Mr. Cornelius explained this rezoning is related to the previous case, small scale land use amendment from agricultural to commercial.

Mr. Topping asked Mr. Caruthers why the request was for CH. Mr. Caruthers stated he requested the CH zoning district as it will allow for the highest and best use of the property, to include outdoor storage and/or sales. Mr. Cornelius explained there is CH in the immediate vicinity of the property.

Mr. Topping made a motion to recommend approval of this rezoning to the Board of County Commissioners. Mr. Cole seconded the motion, and the motion carried.

**SS2009-0007****Lisa Pannell & James Lopez – Small Scale Land Use Amendment on 1.98 acres MOL from Rural Residential to Commercial.**

No one was present for the applicant.

Mr. Topping made a motion to table this application until the February 1, 2010, ZAB hearing. Mr. Cole seconded the motion, and the motion carried.

**R2009-0027****Lisa Pannell & James Lopez – Rezone 1.98 acres MOL from RR to CL (Light Commercial)**

No one was present for the applicant.

Mr. Topping made a motion to table this application until the February 1, 2010, ZAB hearing. Mr. Cole seconded the motion, and the motion carried.

Mr. Cole asked Mr. Cornelius if the applicant would be notified of the tabling of the application. Mrs. Cassels stated she would mail a certified letter stating the application has been tabled.

**Board Discussion**

Mr. Cornelius explained to the ZAB the BOCC is looking to increase the per diem from \$30.00 a meeting to \$50.00 a meeting.

Mr. Szczepanski asked Mr. Cornelius if there is a zoning district between the CL (Light Commercial) and CH (Heavy Commercial). Mr. Cornelius stated there is not at this time. Mr. Cornelius explained the

Sumter County Land Development Code is being re-written and there will be some new zoning districts created, one of which may be a zoning district between CL and CH.

Mr. Shephard asked Mr. Cornelius if there is a possibility the ZAB meetings could be alternated between Bushnell and The Villages. Mr. Cornelius stated we have direction from the County Administration for all ZAB meetings to be held at Colony Cottage.

Mr. Cornelius also explained when the new County Building is constructed at CR 139; the main operation of the Planning Department would be there. He stated we would still have one person located in Bushnell. Mr. Shephard asked if the ZAB meetings would be moved to the CR 139 location. Mr. Cornelius stated the location of the ZAB meetings will still be at Colony Cottage.

Mr. Cole made a motion to adjourn at 6:49 P.M. Mr. Hill seconded the motion, and the motion carried.

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Larry Story, Chairman  
Zoning and Adjustment Board